



City of Carmel

CARMEL/CLAY PLAN COMMISSION EXECUTIVE COMMITTEE TUESDAY, NOVEMBER 1, 2005

The Executive Committee of the Carmel Plan Commission met at 5:30 PM in the Caucus Rooms of City Hall on Tuesday, November 1, 2005. Members present: Leo Dierckman, Dianna Knoll, Jerry Chomanczuk, and Rick Ripma, thereby establishing a quorum.

Department of Community Services Staff in attendance: Mike Hollibaugh, Director, and Adrienne Keeling, City Planner. John Molitor, legal counsel was also present.

The Executive Committee considered the following item:

1. Update to the Comprehensive Plan

Discussion of timeline, process, and desired goals of Comprehensive Plan update.

Adrienne Keeling presented the proposal for the Comprehensive Plan update. The Department has been working with Ground Rules, Inc. on two levels—to bring the Comprehensive Plan into a more user-friendly and easy, digital format; the second phase is really an update to look at new land uses and new development throughout the Township, paying particular attention to areas in western Clay Township.

A series of public meetings will be scheduled beginning the week of November 14th to run through mid-December. Meetings will be held at the three junior high schools and will involve the Carmel Chamber of Commerce, the Neighborhood Associations, Clay West Information Council, small business groups, etc.

Mike Hollibaugh explained that there are two phases to what Ground Rules, Inc. is doing for the City. The first is re-formatting the updates for the current Comprehensive Plan and making it into a more user-friendly document. The second phase is public input—holding public meetings and making proposed adjustments to the plan. The adjustments/amendments would then be referred to the Plan Commission for public hearing.

The civic design really has to do with the central core and what the Department is hoping to do. Ground Rules will maybe be pulling out some central pieces of the civic design document and incorporating that as a foundation into changes proposed for phase 2. We could conceivably keep the Civic Design document intact as policy.

John Molitor commented that functionally, the document would be an Addendum to the Comprehensive Plan. Most of the special studies have been done for various parts of the community, i.e. Old Meridian, Home Place, Old Town, etc. These studies function as Addendum to the original Comprehensive Plan.

Mike Hollibaugh said the Civic Design document itself would not be adopted as policy or plan so much as it is the right direction. It is a resolution. It could be adopted and the ideas implemented on a case-by-case basis.

The meeting would be tailored—one meeting would involve the school board and school administration and everyone, Council, Plan Commission, would be a part of that meeting to listen to concerns.

Mark Rattermann commented that unless people are passionate about this, there is little public attendance. Unless there is a proposal in front of them and a certified letter, people do not show up for anything.

Leo Dierckman responded that the meetings will have to occur and the public has a right to participate and if they so elect not to, that is their prerogative. However, you have to have the meetings—you have to have the options.

Mike Hollibaugh explained that the meetings that go into the formulation of the draft are separate from the public meetings that go into the finalized version. There are public meetings and public hearings all along the way. There will be a summary of issues discussed at each meeting so that there is a record.

Adrienne Keeling said that once the preliminary meetings have occurred and information gathered, the Department and the Consultant will go back to work and there will be another round of public meetings.

Early this winter, we will start work on the Central Business District Plan that will be very specific and tailored to the use of the core. There will be neighborhood plans for other areas in the core, too, that will effectively be amendments to the plan. The base document is good for 10 years, but we have never sat and done nothing. The amendments will be the basis for the new plan.

As a side note, Adrienne said there would be a training session in January or February for Commission, BZA members.

The meeting adjourned at 5:58 PM.

Ramona Hancock, Secretary

Leo Dierckman, President

